# Design Statement

Address : Edgecot Grove N15 4PX
Project : Conversion of A section of Garage Parking Area to form a Youth Club
Client : Edgecot Grove Residents' Association




Date : November 2015

Homes for Haringey

Haringey
LONDON
Building Control Consult

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# Introduction

Edgecot Grove is an area of land developed by the Local Authority in the 1960s to form a housing estate (the Edgecot Grove Estate) consisting of four blocks of flats arranged in a square forming a central courtyard area. A fifth block is located to the south towards Culvert Road. Surrounding development is characterised by smaller Local Authority development and private terraced houses.

The Blocks are 4 and 5 storeys in height with flat roofs. The construction is concrete frame with external cavity walling which is finished externally with red brick.

The windows have all been replaced with white PVC double glazing and the buildings have a combination of externally recessed balconies as a feature of the outward appearance or recessed external balconies to minimise the bulking appearance of the structure.

The ground floor area of the buildings bounded by Edgecot Grove have car parking on the ground floor. These areas are finished externally with a render finish which have been decorated with a geometric pattern having a slight Aztec influence.




Aerial View



Northern Elevation



## Proposal

The proposal for this project is to convert of a section of the garage parking area into a Youth Club.

The car parking area is no longer used as parking and currently is not utilised by the residents for anything other than a little storage and dumping waste materials.

The part of the parking area proposed to be altered is one bay in the northern elevation of the estate, adjacent the fenced off multi-use external games area already provided for the youth.




The area in question is unused and approximately 30m long X 8m wide in size.

It is proposed to refurbish this area and install a WC, Kitchen, a tenant meeting area and a large open space for study and play.

The majority of the work will be internal, but there will be an aspect of the work which will have an aesthetic impact externally. Currently the end wall of the area is a solid wall with an external render.

It is proposed that to allow sufficient light and ventilation to the new area, windows and a double door will be provided.

Haringey Project 2020 work in partnership with the Residents Association and St. Ann's Church youth evenings on the estate in the existing resident's room. The room is nice, but does not meet the demand and also limits the number of activities that can be run. This new space will be well used and will enable additional services to be run from the estate. This will include an employment support and local meetings. The building being located close to the MUGA will also be a focal point for the young people on the estate and will help to continue to develop volunteering on the project.

The number of people expected to be benefiting from this facility will be between 20-25 young people on any given night. The age range of youth is being aimed at is between 8-18 years old. The young people that this project is aimed at will be those living on the estate and the surrounding estates.

The proposed opening hours will be on Tuesdays and Thursdays from 3pm until 8pm.

Given the youths are local, it is not expected that this proposal will have any impact on any of the local bus services, nor introduce any parking issues.

With regard to any concerns regarding noise levels which may be generated by the proposed development, there will be only a stereo system for back ground music purposes. There is no intention that there will be parties or music practice sessions in the venue. With regard to the construction of the building, the walls are solid masonry and the ceiling above the area is solid concrete. The expectation is that the level of noise which will be produced will be little different from a normally occupied residential space.

There is a kitchen area shown on the plan and this is proposed for tea making facilities only.

## Design Materials

The existing structure of the area comprises of a concrete floor and ceiling, 215mm side walls and a cavity wall end wall.

The side walls are adjacent unheated areas and as such they will be insulated internally and the inner face lined with plasterboard and painted. The floor and ceiling will also be similarly treated with the floor being finished with a suitable durable floor covering.

The external cavity wall will be opened up to facilitate new windows and doors. The doors and windows will be such that they will be white U-PVC to match the appearance of the existing building's windows. A "Youth Club" sign is proposed to be provided over the entrance doors. Roller Shutters are proposed to protect the windows and doors when the premises are not in use. These will be white.

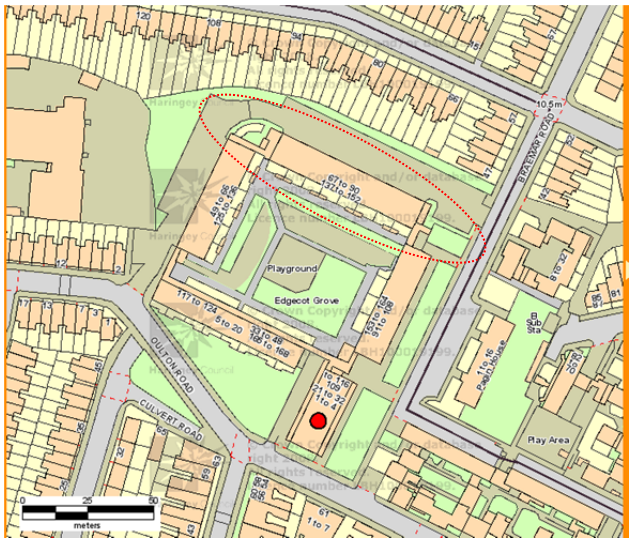
The external face of the external wall forming the end wall into which the windows and door will be set will be rendered to match the existing render type and painted white.

## Planning Considerations

The Property is in the St. Ann's Ward

The property is not Listed.

The property is not located within a Conservation Area.




The design policies which have been considered in the design are;

National Policy Framework
Paragraph 70:

Unitary Development Plan 2006
Policy UD3: General Principals
Policy UD4: Quality Design

Supplementary Planning Guidance
SPG1a Design Guidance
SPG5 Safety by Design

London Plan :
7.1 (Building London's Neighbourhoods & Communities)
7.4 (Local Character)

# Summary

The proposal which has been submitted if felt to comply with the requirements of the Local Planning and National Policies.

As required by the National Policy Framework, this proposal aims to deliver the social, recreational and cultural facilities and services the community needs.

As recommended by the Unitary Development Plan UD3, this project compliments the existing environs of Edgecot Grove and aims to improve the quality of life for those living and working in the area.

As recommended by the Unitary Development Plan UD4, The Project aims to have good and appropriate design, which is sustainable, improves the quality of the existing environment, reinforces a sense of place and promotes civic pride.

From the guidance of the London Plan, strategically this proposal provides the youth with a good quality environment and actively supports the children of the neighbourhood. The scheme builds also on the positive elements of the existing youth scheme to establish and enhance the areas character for the future.

The Proposal will provide a safe environment in which the local children can live and move around without fearing that they might be a victim of crime and helping to improve the community's quality of life. It is felt that forming the Youth Hostel will help engender a feeling of community, as well as reduce the opportunity for disorderly or criminal behaviour.

This project is a culmination of the Edgecot Grove Estate (South Tottenham) and the Sandlings Estate (wood green) young people and resident's associations commitment to work with each other to raise youth concern and issues.

It is also hope that this project will in some way help to provide a place in which the children can meet to continue the very successful and award winning The Youth Outreach Film Project

At present there are few places that the children of the area have where they are able to meet in inclement weather. This project is to provide them with a space in which they are able to meet up play games and work. The proposed room will be their area and will give them a focus point in the community, the Edgecot Grove Residents' Association are committed to deterring anti-social behaviour and feel that one of the most effective ways of tackling such is to prevent it from taking place in the first place. It is felt that such a project will go a long way to achieving this goal and is keeping the local children safe.

Conclusion

The application is therefore considered to be acceptable in terms of design, amenity effects generated and as such it is felt will comply with the Local Authority's Planning requirements and guidance documents.